

BUILDING CODE NOTES:

1. USE GROUP: R-5 - SINGLE FAMILY RESIDENCE
2. CONSTRUCTION CLASS : 5B - UNPROTECTED WOOD FRAME.
3. THIS RESIDENCE IS DESIGNED TO CONFORM TO 2018 NEW JERSEY RESIDENTIAL INTERNATIONAL BUILDING CODE REQUIREMENTS.
4. THIS RESIDENCE IS DESIGNED TO MEET OR EXCEED THE CURRENT MINIMUM ENERGY AND MECHANICAL CODES.
5. FOR ADDITIONAL INFORMATION REFER TO THE ATTACHED NOTE SHEETS.
6. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE-PROTECTION WORK TO BE INSTALLED BY LICENSED CONTRACTORS. CONTRACTORS TO REVIEW DRAWINGS AND NOTESHEETS. CONTRACTORS SHALL PROVIDE ALL NECESSARY ENGINEERING TO MEET ALL APPLICABLE CODES.



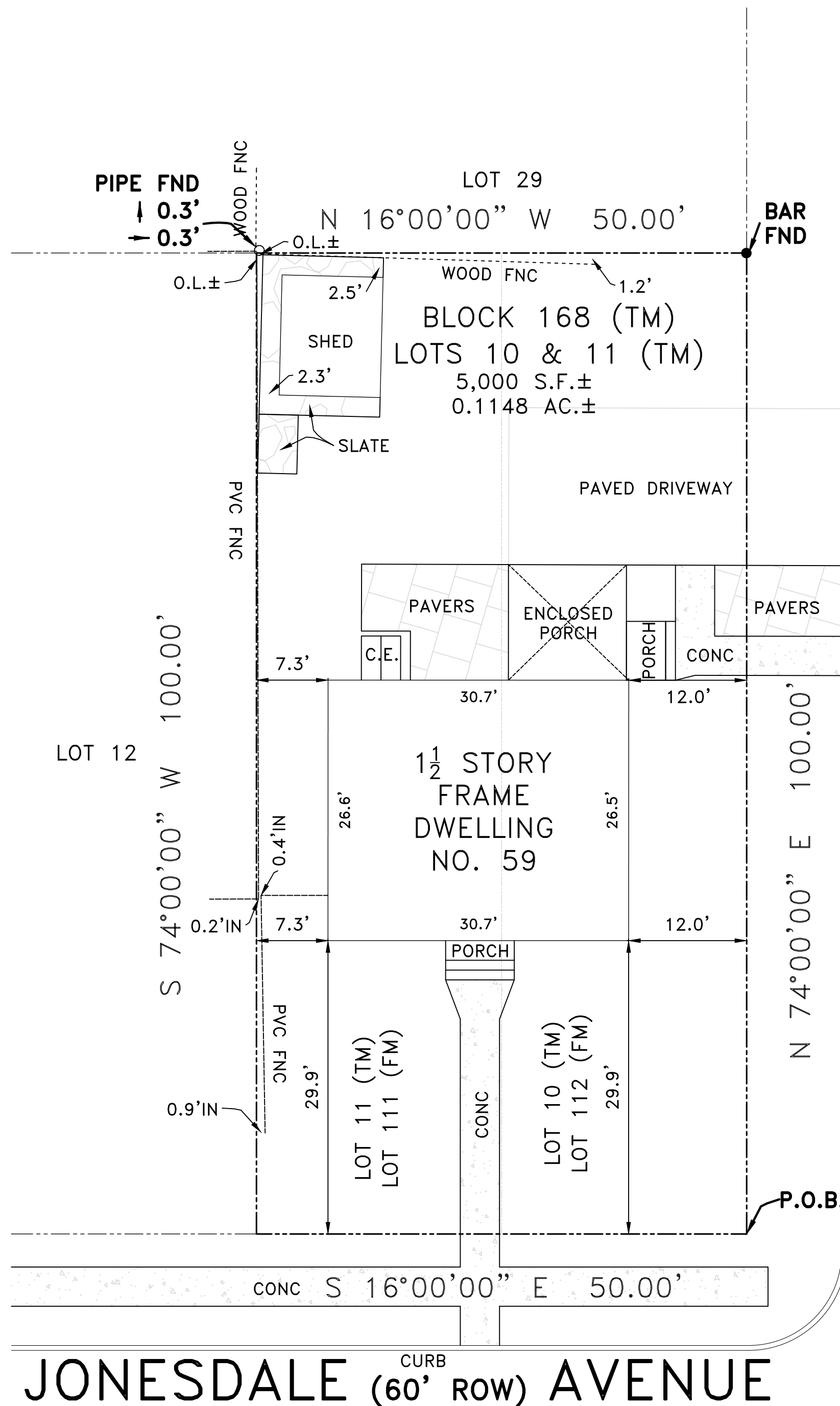
4 PHOTO OF EXIST. EXTERIOR SCALE N.T.S.

SITE PLAN AND ZONING CALCULATIONS BASED ON "PLAN OF SURVEY" BY JAY A. STUHL, JR. NJ PLS, LICENSE #36762 DATED: 10/07/2021

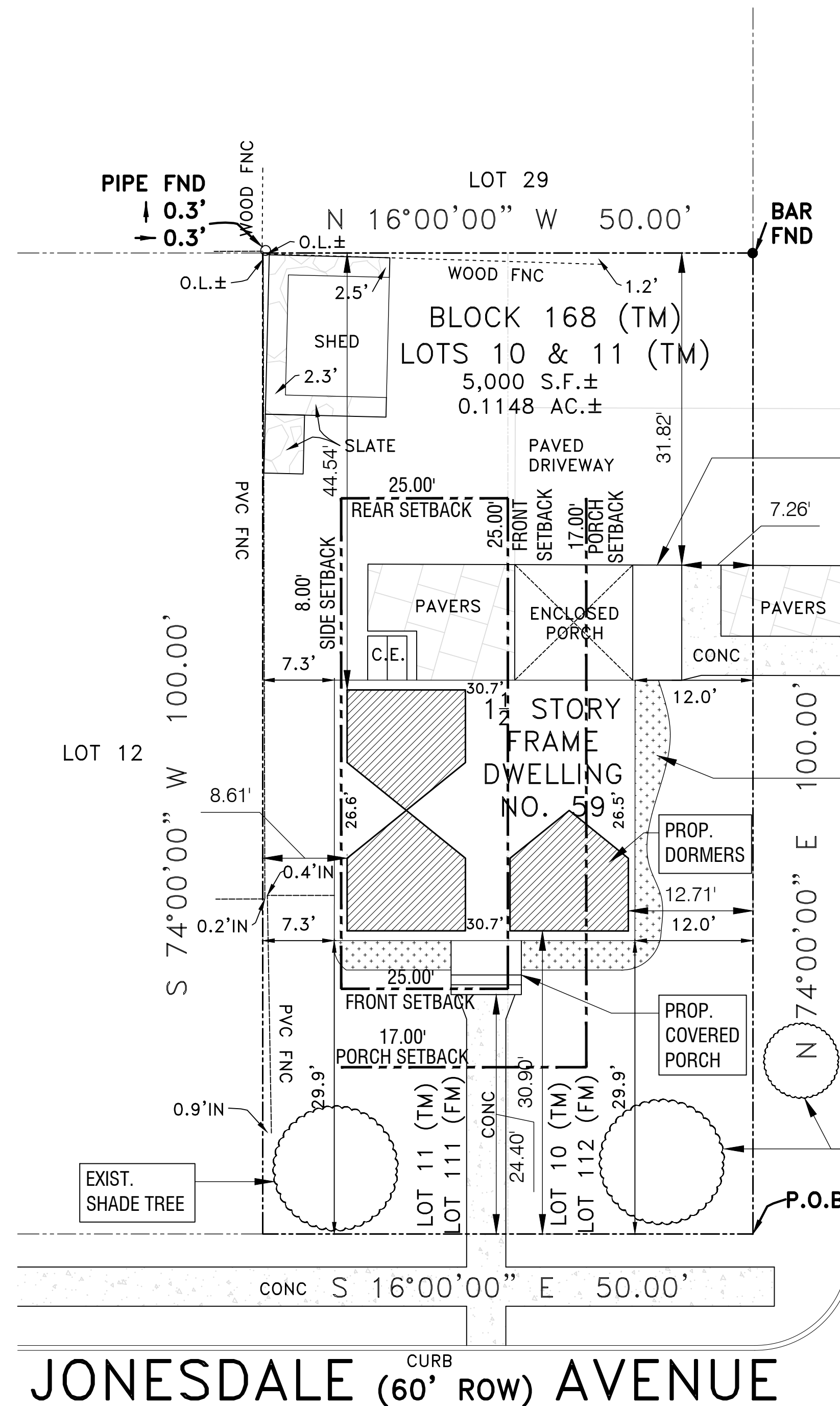
ZONING REQUIREMENTS - 12/10/2021

Zoning District:	R-2	Block:	168	Lot:	10,11
Owner Applicant:	WINTERS RESIDENCE				
Property Address:	59 JONESDALE AVE				
ZONING REQUIREMENTS	REQUIRED OR PERMITTED	EXISTING	PROPOSED	NOTES	
LOT					
Minimum Lot Size (SF / Acres)	7,500.00	5,000.00	5,000.00	Exist. Non-Conforming	
Minimum lot width (Ft)	62.50	50.00	50.00	Exist. Non-Conforming	
Minimum lot depth (Ft)	100.00	100.00	100.00		
PRINCIPAL BUILDING					
Minimum Front Yard Setback (Ft) (Jonesdale)	25.00	29.90	29.90		
Minimum Front Yard Setback (Ft) (Jonesdale)	25.00	29.90	30.90	At Prop. Dormer	
Minimum Porch Setback (Ft) (Jonesdale)	17.00	27.90	24.40	At Prop. Cov. Porch	
Minimum Front Yard Setback (Ft) (Henry)	25.00	12.00	12.00	Exist. Non-Conforming	
Minimum Front Yard Setback (Ft) (Henry)	25.00	12.00	12.71	At Prop. Dormer	
Minimum Porch Setback (Ft) (Henry)	17.00	7.26	7.26	At Prop. Cov. Porch	
Minimum Side Yard Setback (Ft) (Left)	8.00	7.30	7.30	Exist. Non-Conforming	
Minimum Side Yard Setback (Ft) (Left)	8.00	7.30	8.61	At Prop. Dormer	
Minimum Rear Yard Setback (Ft)	25.00	31.76	31.76		
Maximum Building Height (Ft)	35.00	23.15	23.15		
Maximum Building Stories	3	1 1/2	1 1/2		
Parking Spaces	2 1/2	3	3	1 (Driveway) + 2 (On-Street)	
Maximum Principal Building Coverage (SF)	1,500.00	955.87	955.87		
Maximum Principal Building Coverage (%)	30%	19.12%	19.12%		
Impervious Lot Coverage					
1. Principal Building Coverage		955.87	955.87		
2. Front Porch & Conc. Walk (Jonesdale)		137.81	139.37		
3. Front Porch & Walk (Henry)		112.35	81.94		
4. Driveway		387.88	387.88		
5. Paver Patio		152.03	152.03		
6. Cellar Door		18.00	18.00		
7. Shed & Slate Patio		223.97	223.97		
8. Covered Porch (Henry)		-	58.71		
Total Impervious Lot Coverage	2,500.00	1,987.71	2,017.77		
Maximum Impervious Lot Coverage Ratio	50.00%	39.75%	40.36%		

3 ZONING CALCULATIONS SCALE N.T.S.



1 EXIST. SITE PLAN SCALE 1" = 10'-0"



2 PROP. SITE PLAN SCALE 1" = 10'-0"



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 21 VONES LANE
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WINTERS RESIDENCE
 59 JONESDALE AVE
 METUCHEN, NJ 08840
 BLOCK: 168, LOT(S): 10&11

PROJECT INFORMATION

DATE	ISSUED FOR
08/03/2021	PRELIMINARY ZONING ANALYSIS
09/03/2021	PRELIMINARY SCHEMATIC DESIGN
09/15/2021	SD REVISION
11/17/2021	SD REVISION
12/13/2021	ZONING REVIEW

AUTHORIZED FOR USE:
 REVIEW ONLY

NOT FOR CONSTRUCTION

JONATHAN BACZEWSKI, RA - NJ ARCHITECTURE LIC. #: 21A02091200

DRAWN BY:
JCB

FILE NAME:
 2021-WINTERS

SHEET TITLE:
ZONING ANALYSIS

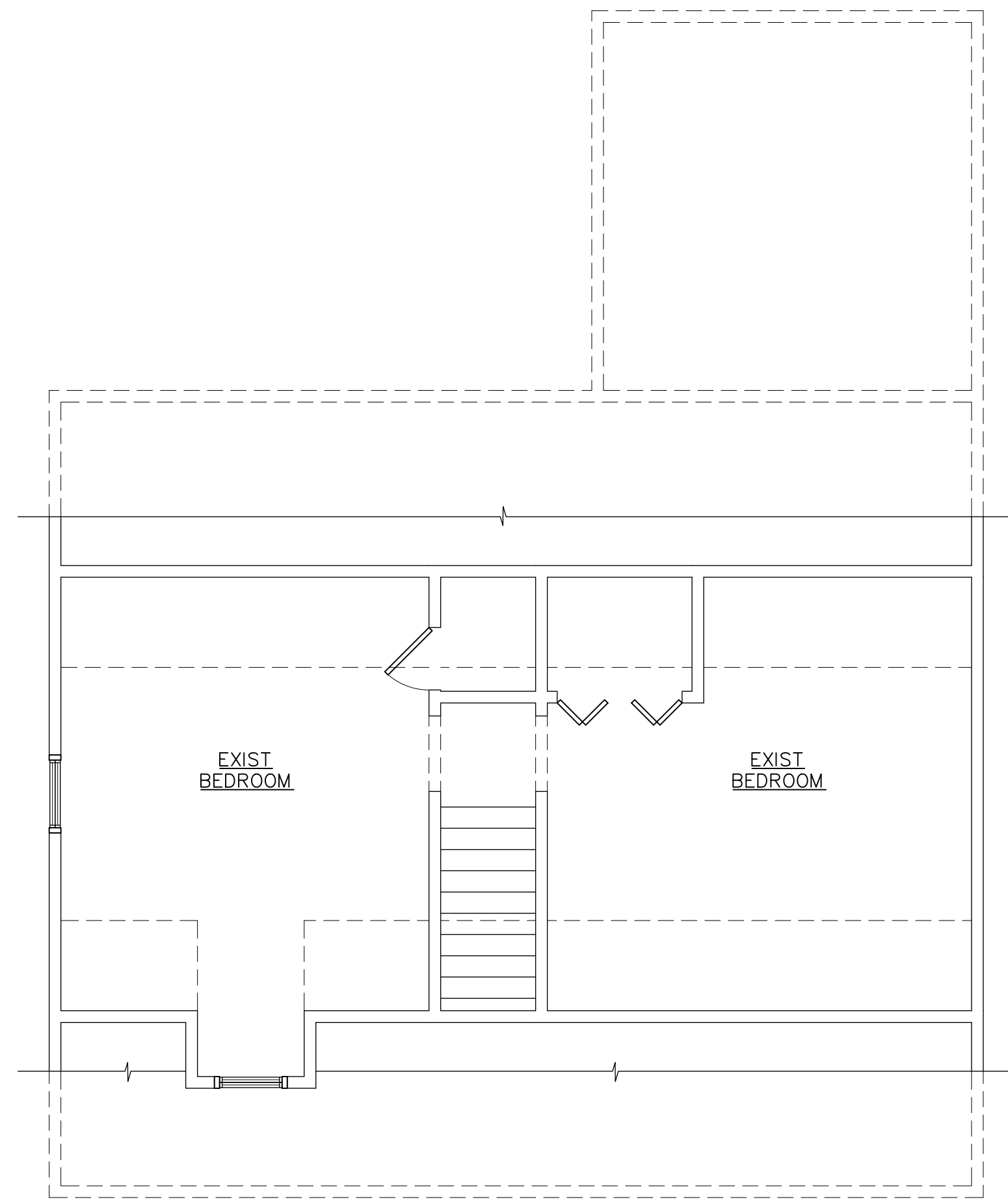
SHEET NUMBER:

LIST OF DRAWINGS

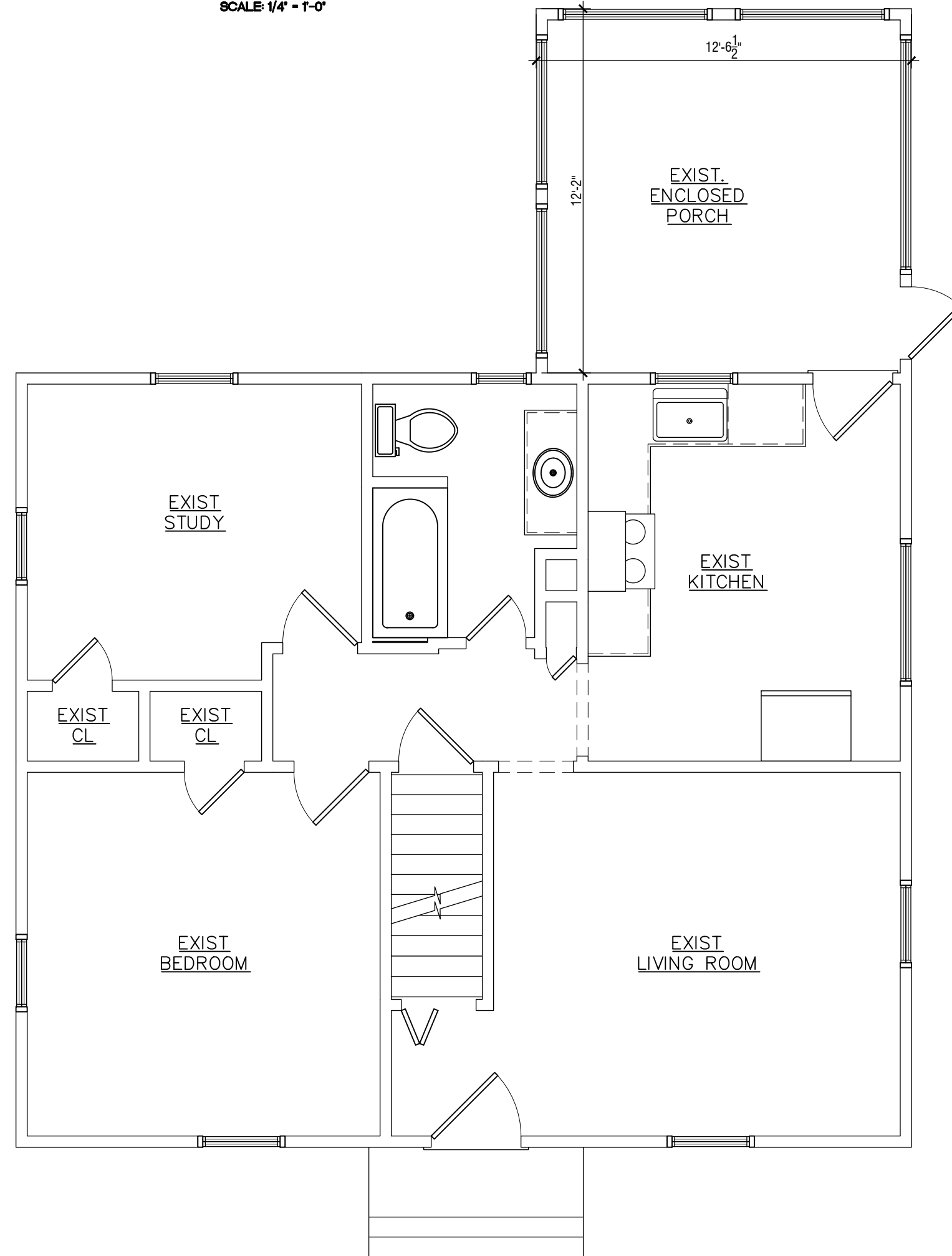
A-00	SITE PLAN, ZONING CALCULATIONS
A-01	FLOOR PLANS
A-02	ELEVATIONS

A-00

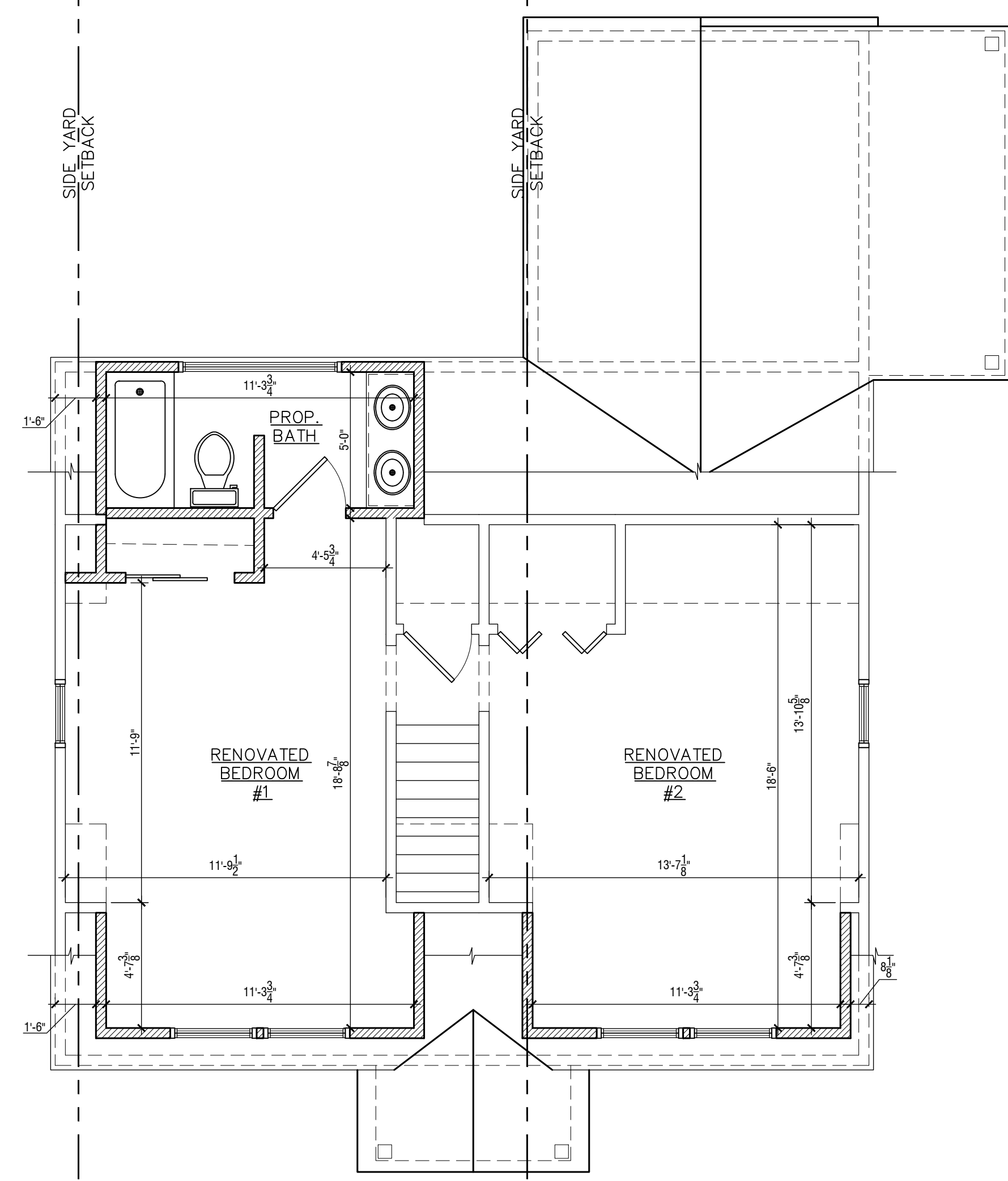
SYMBOL	DESCRIPTION
---	ITEMS ABOVE OR BELOW
---	REMOVE EXISTING PARTITION
---	EXISTING PARTITION TO REMAIN
///	NEW WALL



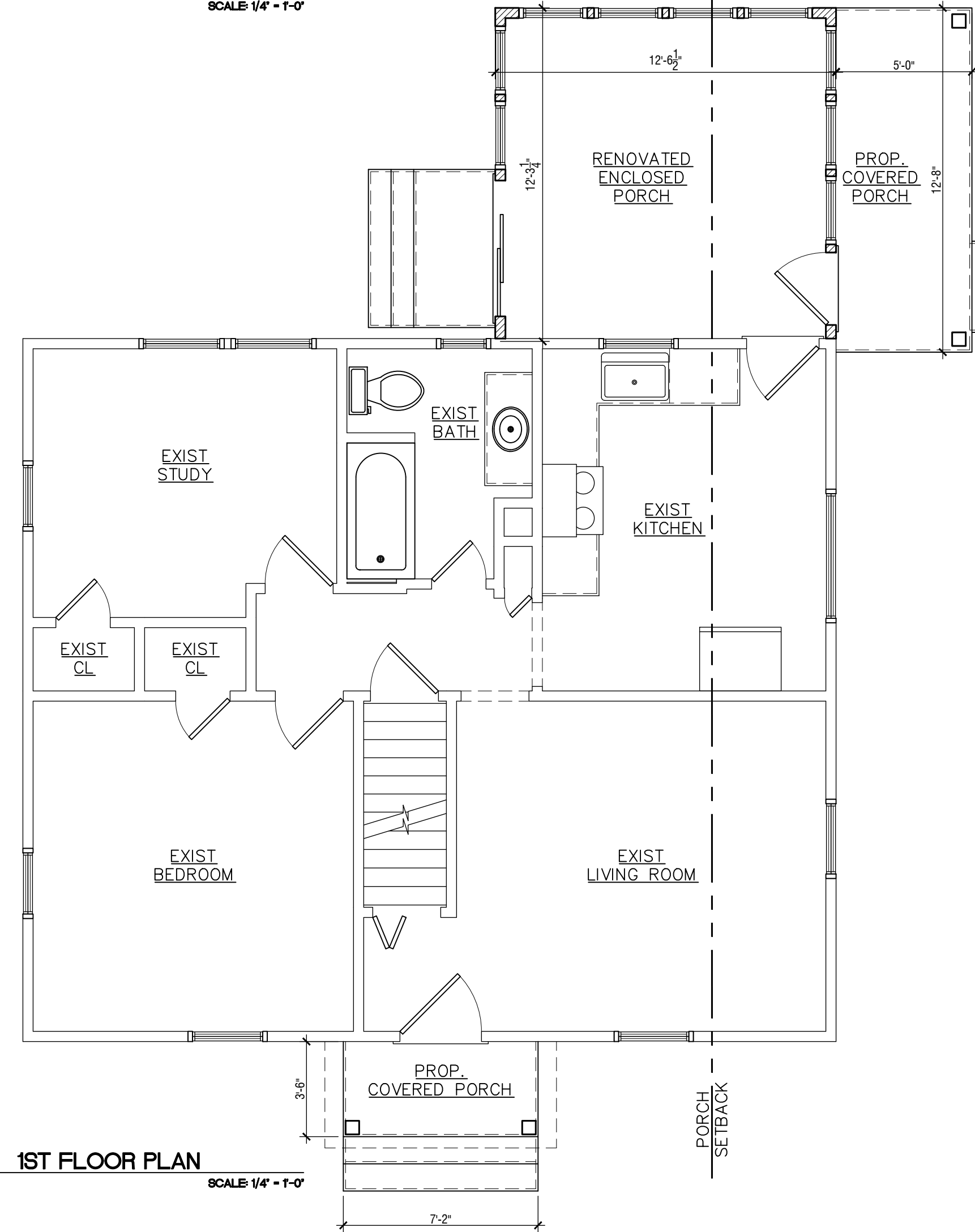
2 EXIST. 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



1 EXIST. 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"



4 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



3 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"



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DRAWN BY:
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FILE NAME:
2021-WINTERS

SHEET TITLE:
FLOOR PLANS

SHEET NUMBER:
A-01



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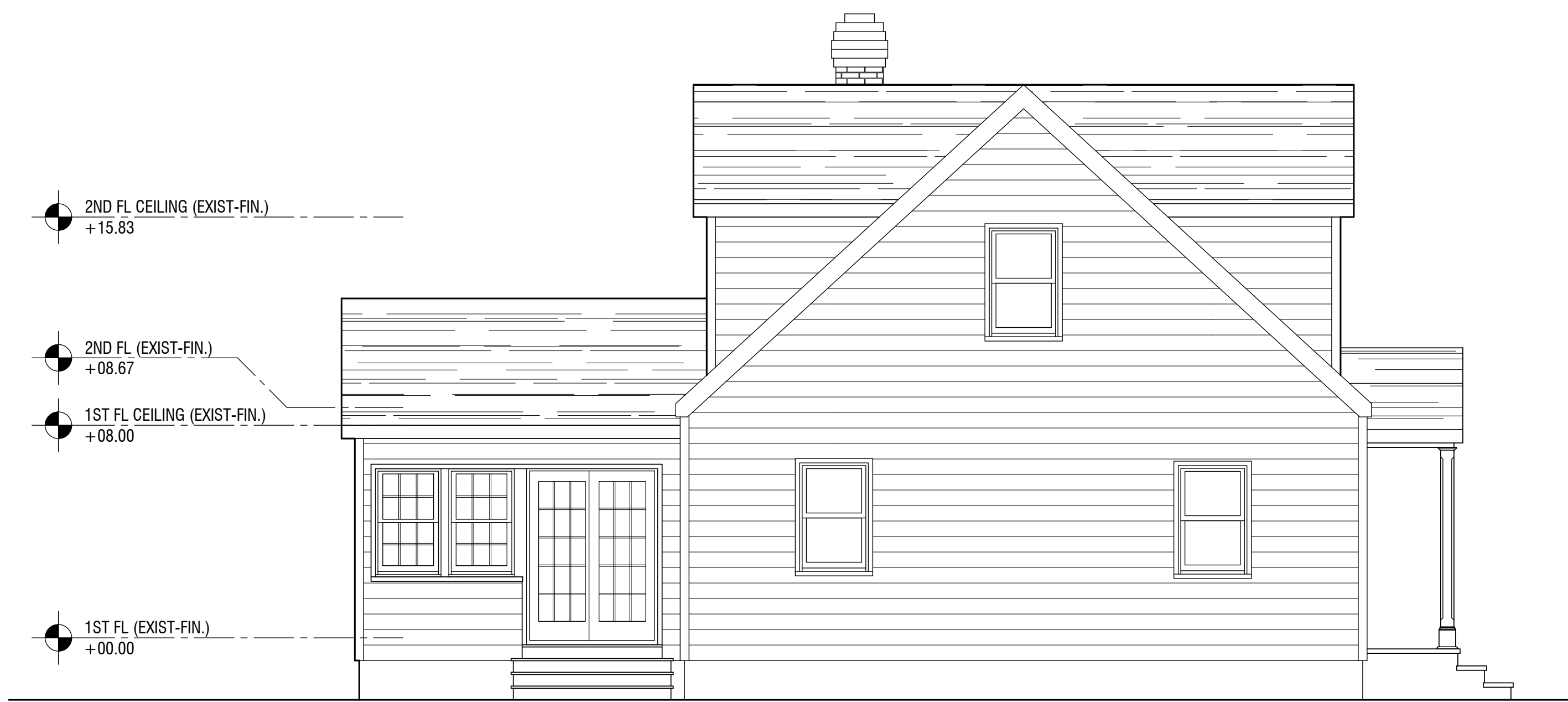
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2021-WINTERS

SHEET TITLE:
ELEVATIONS

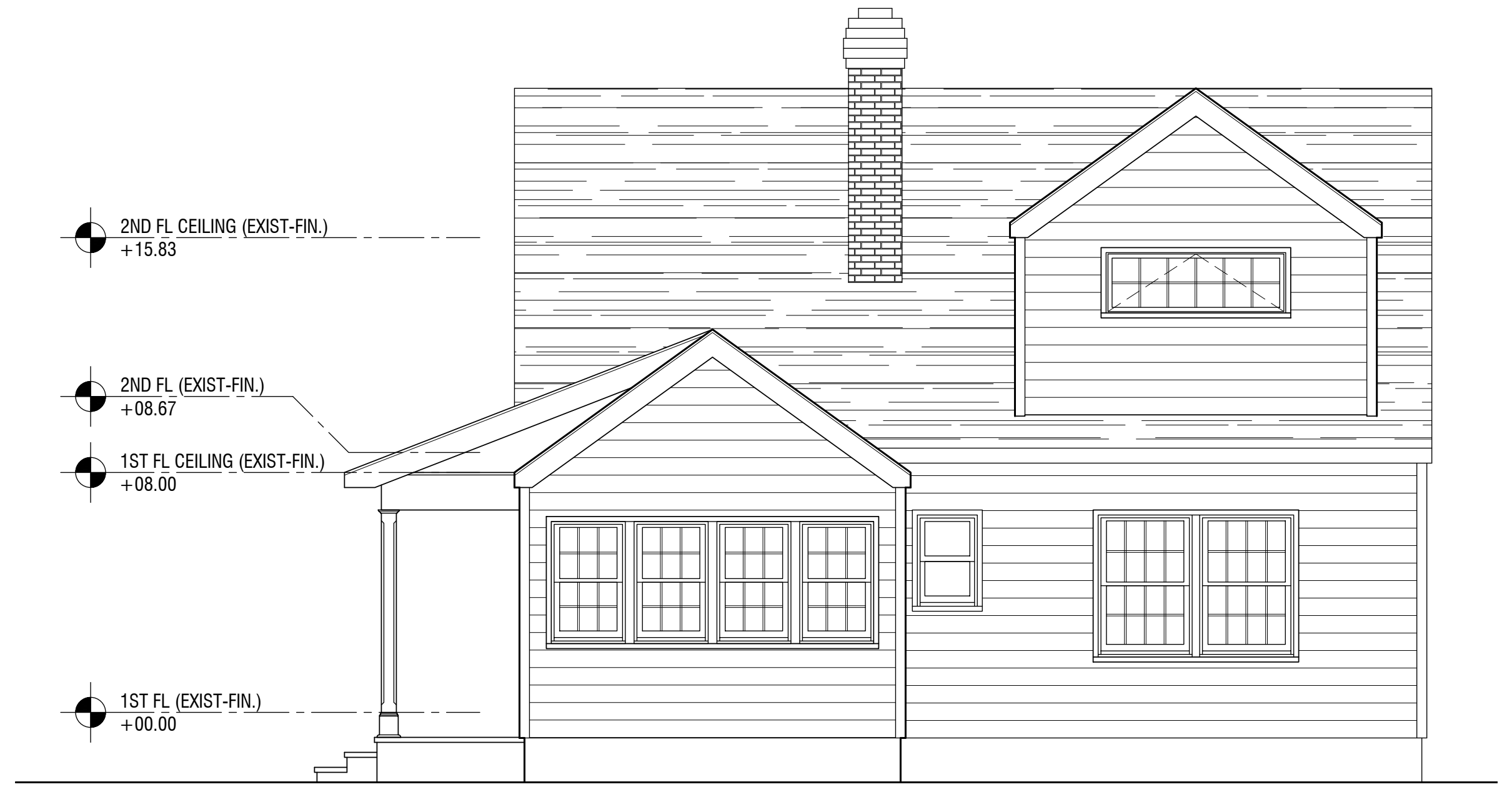
SHEET NUMBER:
A-02



1 FRONT ELEVATION (JONESDALE)
SCALE 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE 1/4" = 1'-0"



3 REAR ELEVATION
SCALE 1/4" = 1'-0"



4 RIGHT ELEVATION (HENRY)
SCALE 1/4" = 1'-0"